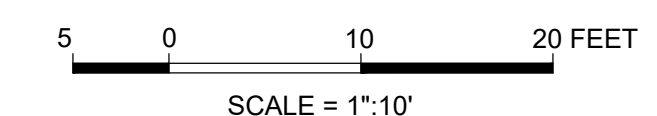


1. BASE MAPPING SHOWN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY LEBLANC SURVEY ASSOCIATES, INC OF 161 HOLTEN STREET, DANVERS, MA.
2. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PROPOSED WORK.
3. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS. ON THE SUBJECT PROPERTY, WITHIN THE STREET RIGHT-OF-WAY, OR ON ABUTTING LOTS.
4. THE ADJACENT BUTTER(S) MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH PROPOSED UTILITY CONNECTION.
6. CONTACT THE CITY OF BEVERLY FOR THE MARKING OF BEVERLY MUNICIPAL UTILITIES. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.



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0 EVERETT STREET  
BEVERLY, MA 01915

[illegible]

1	SPR UPDATES	11/15/19
EV	DESCRIPTION	DATE

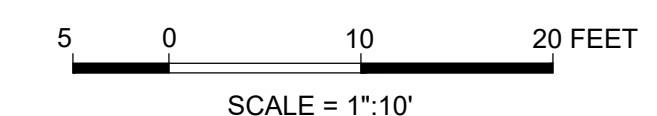


## EXISTING CONDITIONS

# C-100

SCALE: 1"=10'

1. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PROPOSED WORK.
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8. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
9. ALL EROSION & SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO LAND DISTURBANCE AT THE SITE. EROSION CONTROLS MUST BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
10. BASE MAPPING SHOWN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY LEBLANC SURVEY ASSOCIATES, INC OF 161 HOLTEN STREET, DANVERS, MA.

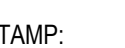


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0 EVERETT STREET  
BEVERLY, MA 01915

1	SPR UPDATES	11/15/19
EV	DESCRIPTION	DATE



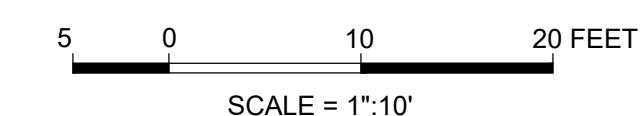
# SITE PREP PLAN

# C-200

SCALE: 1"=10'



1. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PROPOSED WORK.
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10. REFER TO LANDSCAPING PLAN FOR SURFACE FINISH DETAILS.
11. BASE MAPPING SHOWN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY LEBLANC SURVEY ASSOCIATES, INC OF 161 HOLTEN STREET, DANVERS, MA.
12. GARBAGE REMOVAL AND RETAIL DELIVERIES MUST BE COLLECTED AND DROPPED OFF ON PRIVATE PROPERTY AND NOT ON EVERETT OR HALE STREET.
13. THE OWNER IS RESPONSIBLE FOR SIDEWALK SNOW REMOVAL ADJACENT TO THE PROPERTY ALONG EVERETT AND HALE STREET.



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## PROJECT TEAM

SKOMURSKI DEVELOPMENT  
O EVERETT STREET  
3EVERLY, MA 01915

## PROJECT INFO

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STAMP:

## LAYOUT & MATERIALS

SHEET NAME:

# C-300

SHT NO

DR BY: BTE

CHK BY: JPB


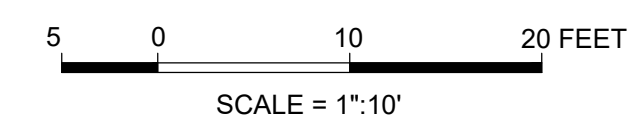
PROJ NO: 19-015

DATE: SEPTEMBER 2019

SCALE: 1"=10'



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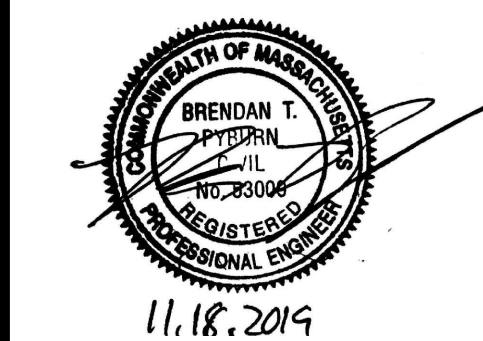
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## PROJECT TEAM

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BEVERLY, MA 01915

## PROJECT INFO

[illegible]

STAMP:

## DRAINAGE & UTILITIES

SHEET NAME:

# C-400

SHT NO:

DR BY: RTP

CHK BY: JPB

PROJ NO: 19-015

DATE: SEPTEMBER 2019

SCALE: 1"=10'



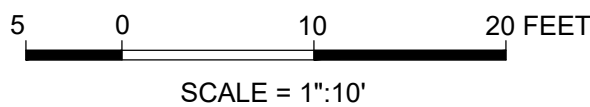
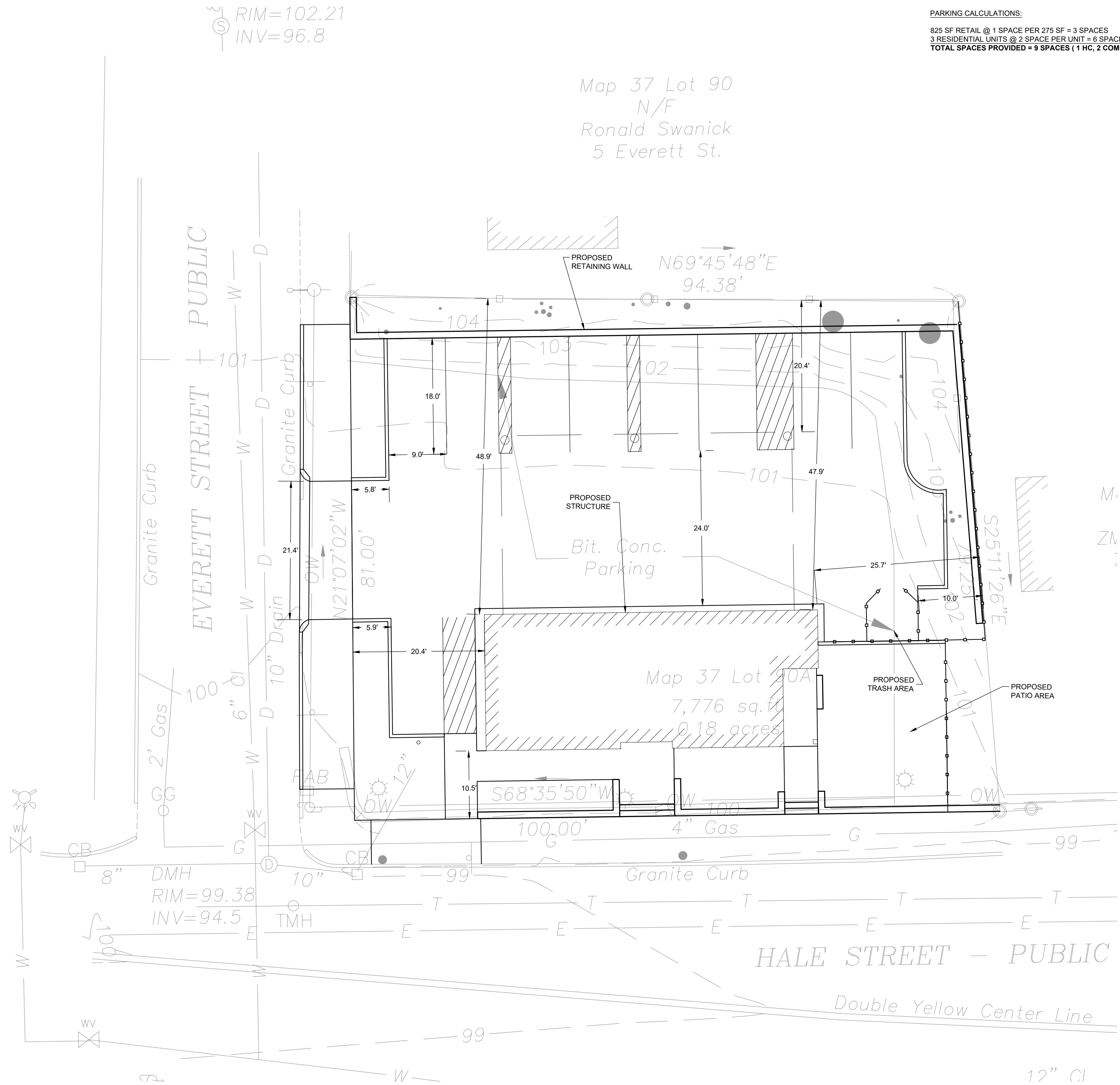
GENERAL NOTES

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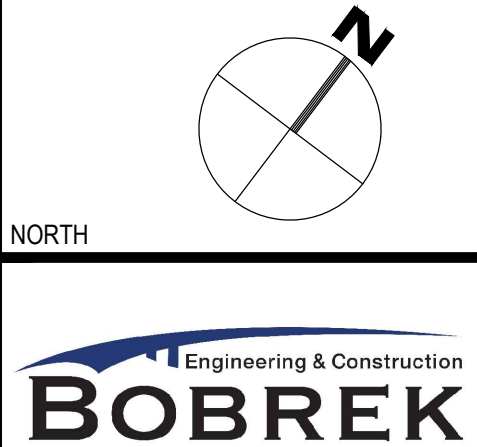
ZONING TABLE						
	Lot Area (sf)	Min. Lot Frontage (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Rear Yard (ft)	Max. Bldg. Height (ft)
Required	6,000	65	20	10	25	35
Proposed	7,776	81	20.4	10.5	25.7	35

NOTE: PROPERTY IS LOCATED WITHIN CN ZONE, WHICH REFERS TO LEAST RESTRICTIVE ADJACENT ZONE. REQUIREMENTS SHOWN IN TABLE ABOVE ARE FROM ZONE R6

PARKING CALCULATIONS:  
825 SF RETAIL @ 1 SPACE PER 275 SF = 3 SPACES  
3 RESIDENTIAL UNITS @ 2 SPACE PER UNIT = 6 SPACES  
TOTAL SPACES PROVIDED = 9 SPACES (1 HC, 2 COMPACT)



PERMIT SET - NOT FOR CONSTRUCTION



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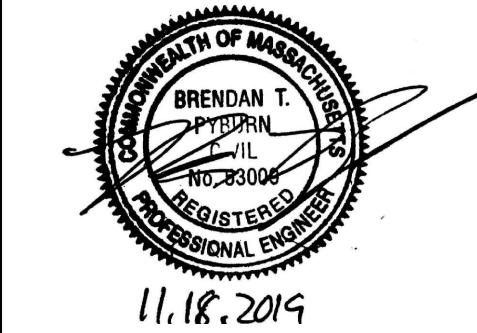
SEGER ARCHITECTS  
10 DERBY SQUARE  
SALEM, MA 01970

PROJECT TEAM

SKOMURSKI DEVELOPMENT  
0 EVERETT STREET  
BEVERLY, MA 01915

PROJECT INFO

REV	DESCRIPTION	DATE
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STAMP:

ZONING  
PLAN

SHEET NAME:

C-500

SHT NO:

DR BY: BTP

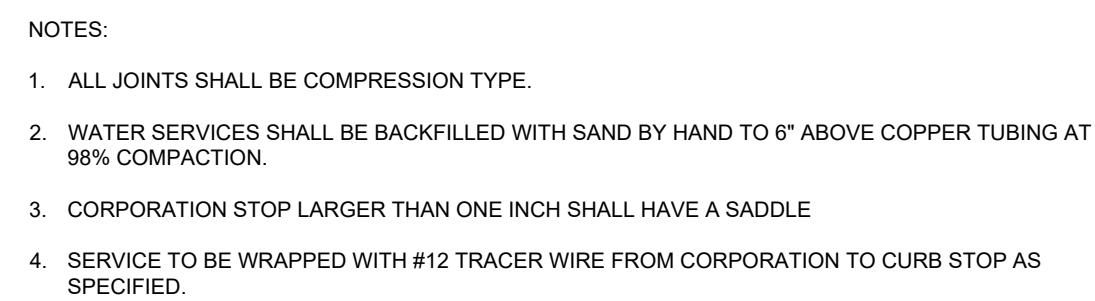
CHK BY: JPB

PROJ NO: 19-015

DATE: NOVEMBER 2019

SCALE: 1"=10'





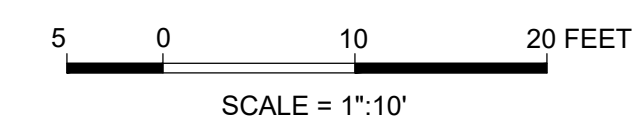
## WATER SERVICE CONNECTION



## ACCESSIBLE CURB RAMPS



- ① SEE PAVEMENT DETAIL
- ② EXCAVATION PAY LIMIT
- ③ WARNING TAPE CENTERED ON PIPE ABOVE PIPE
- ④ COMPACTED PIPE AND STRUCTURE BACKFILL MATERIAL
- ⑤ PIPE SIZES AS SHOWN ON PLANS
- ⑥ 3/4" COMPACTED CRUSHED STONE
- ⑦ STABILIZATION FABRIC (SEE NOTE 1)
- ⑧ SUPPORT OF EXCAVATION (CONTRACTOR DESIGNED)
- ⑨ EXISTING UNDISTURBED MATERIAL
- ⑩ SAWCUT AND TACK COAT (TYP.)



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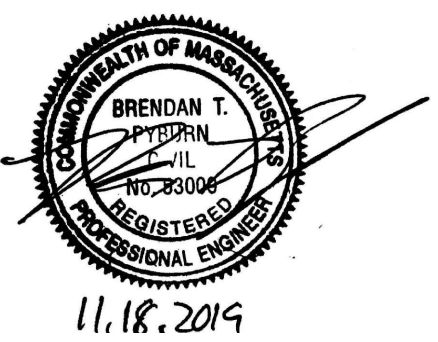
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## PROJECT TEAM

SKOMURSKI DEVELOPMENT  
0 EVERETT STREET  
BEVERLY, MA 01915

## PROJECT INFO

[illegible]

STAMP:

## DETAILS I

SHEET NAME:

# C-600

SHT NO:

DR BY: BTP

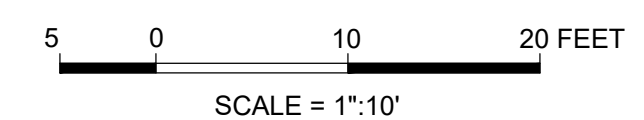
CHK BY: JPB

PROJ NO: 19-015

DATE: SEPTEMBER 2019

SCALE: AS NOTED





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## PROJECT TEAM

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BEVERLY, MA 01915

## PROJECT INFO

[illegible]

STAMP:

## DETAILS II

SHEET NAME:

C-601

HT NO:

DR BY: BTP

CHK BY: JPB

PROJ NO: 19-015

DATE: SEPTEMBER 2019

SCALE: AS NOTED